

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 5, 2005

ITEM NO. 2

SUBJECT	Summers Property (Sera Brisa) 2-PP-2005
REQUEST	<p>Request approval of a preliminary plat for a 51-lot single family residential subdivision in Environmentally Sensitive Lands (R1-10 ESL) with amended development standards on a 25.7+/- acre parcel.</p> <p>Related References:</p> <ul style="list-style-type: none">• Case 14-ZN-2004 rezoned this property to the R1-10 ESL District• Case 7-AB-2003 abandoned unused right-of-way along the north side of the property.
OWNER	Elizabeth R Summers
APPLICANT CONTACT	Mike Brungard SKG Enterprises 480-998-5600
LOCATION	18001 N 94th Street
BACKGROUND	<p>Zoning.</p> <p>In February 2005, this site was rezoned to the Single Family Residential Environmentally Sensitive Lands District (R1-10 ESL). The rezoning required conformance to a conceptual subdivision plan, and approved amended development standards to provide development flexibility. The amended standards include: a reduction of the front yard setbacks from 30 feet to 20 feet; a reduction of the rear yard setbacks from 25 feet to 20 feet; and the ability to use flag lots.</p> <p>Context.</p> <p>This 25-acre property is located on 94th Street approximately ¼ mile south of Union Hills Drive and ½ mile north of Bell Road. The property has direct access to 94th Street to the west, and abuts the Reata Wash to the east. The property is surrounded by existing and future single-family homes.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Single-family homes, zoned R1-7 PCD• South: Single-family homes, zoned R1-7 PCD• East: Reata Wash, single-family, zoned R1-35 ESL and R1-7 ESL• West: 94th Street and single-family homes, zoned R1-7 PCD <p>Goal/Purpose of Request.</p> <p>This is a request for preliminary plat approval for 51 single-family residential lots. One private drive is proposed from 94th Street at the west side of the</p>
APPLICANT'S PROPOSAL	

property. Natural area open space (NAOS) tracts and other open space areas are proposed within the subdivision and along washes through the site. Buffers are proposed along 94th Street and the adjacent single-family parcels abutting the site.

The applicant is also proposing to amend the development standards for side yard setbacks to accommodate the proposed housing product. The proposed amended standards include a change from 7-foot side yard setbacks (with 14-foot aggregate) to 5-foot side yard setbacks (with 15-foot aggregate).

The subdivision proposal includes stone wall entry features with rusted steel entry gates, and brown stucco walls with view fences surrounding the homes. A stone and timber shade structure and recreation amenity is also centrally located to the development with access to the Reata Wash. Desert landscaping is proposed consistent with native conditions. Pedestrian access will be provided along 94th Street and through the site consistent with surrounding conditions.

Development information.

- *Existing Use:* Vacant
- *Parcel Size:* 25.7 +/- acres
- *Proposed Density:* 51 single-family homes (2 homes per acre)
- *Building Height Allowed:* 24 feet (ESL)
- *Street Access:* Private street from 94th Street.
- *Natural Area Open Space:* 5.7 acres (22%); (5.6 acres are required)
- *Additional Open Space:* 2.4 acres

IMPACT ANALYSIS

Traffic.

The adjacent signalized intersections on 94th Street with Union Hills Drive and Bell Road are expected to operate at acceptable levels of service with the addition of the development traffic. The proposed site driveway on 94th Street is also anticipated to operate at an acceptable level of service.

Drainage.

This property is influenced by the adjacent Reata Wash flows. Flood protection improvements for the Reata Wash (south flood protection project) have been made as part of DC Ranch's Planning Unit I development. These protection improvements include construction of a levee along the west side of the Reata Wash. This subdivision will be graded so that finish floors are above 100-year flood elevations and meet the City and FEMA requirements for development on an alluvial fan (Flood Zone AO).

Open space.

Natural area open space (NAOS) tracts and other open space areas are proposed within the subdivision and along washes through the site. The

development plan calls for a minimum 5.7 acres of Natural Area Open Space (22.2% of site), where 5.6 acres are required. The development plan also calls for a minimum of 2.4 additional acres of open space to allow for common amenities. The proposed development also provides 40-foot and 45-foot buffered setbacks adjacent to existing single-family lots.

Airport Vicinity.

This property is located in the Scottsdale Airport Influence Area, which requires notification documentation to future homebuyers pertaining to airport activities. At the time of rezoning, the developer was stipulated to provide notification documentation to future homebuyers pertaining to the location in the vicinity of the airport. The notification documentation is required to be distributed through the supplemental declaration of covenants, conditions, and restrictions, and list the airport under the "hazard or nuisance" section of the Subdivision Report on file with the County Recorders' office. The developer was also stipulated to use insulation for home construction to help attenuate noise from aircraft.

Water/Sewer.

Water and sewer lines exist within the 94th Street alignment, and the developer will be responsible for new water and sewer infrastructure to service the subdivision.

Police/Fire.

Police and fire facilities exist nearby in the DC Ranch Master Planned Community, and a fire facility exists at Thompson Peak Parkway and Bell Road. There are no service impacts anticipated.

Schools District comments/review.

Scottsdale Unified School District has been notified and indicates there are no capacity issues, as this area has developed with much less density than originally planned.

Community Involvement.

Surrounding property owners and neighborhood associations have been notified. Other than general inquiries, staff has received no comments regarding this case.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

Tim Curtis
Report Author

Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat/Site Plan
5. Landscape Plan/Amenity Elements
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

Preliminary Plat Application Narrative Report for:

Sera Brisa

► SCOTTSDALE, ARIZONA

PREPARED BY:

Tornow Design Associates, P.C.

IN CONJUNCTION WITH:

- SKG Enterprises, Inc.
- Berry & Damore, LLC

PREPARED FOR:

Monterey Homes
14636 North Scottsdale Road, Suite 175
Scottsdale, Arizona 85254
480 / 998-8700

PREPARED:

January 2005

CASE REFERENCE:

729-PA-04



TORNOW DESIGN ASSOCIATES, P.C.

7610 East McDonald Drive, Suite E ▪ Scottsdale, Arizona 85250

FAX: [480] 607-7591

TEL: [480] 607-5090

environmental planning ▪ neighborhood & community planning ▪ landscape architecture

Preliminary Plat Application Narrative Report for:

Sera Brisa

► SCOTTSDALE, ARIZONA

PROJECT TEAM.

Owner:

The Elizabeth R. Summers Family Trust
Elizabeth R. Summers, Trustee
10750 E. Candlewood Drive
Scottsdale, Arizona 85255
480/831-2220

Project Coordination & Planning:

Tornow Design Associates, P.C.
Mr. Roger Tornow
7610 E. McDonald Dr., Suite E
Scottsdale, AZ 85250
480/607-5090

Legal Counsel:

Berry & Damore, PLLC
Mr. John Berry
6750 E. Camelback Road, Suite 103
Scottsdale, Arizona 85251
480/385-2727

Prepared:

January 2005

Home Builder:

Monterey Homes
Mr. David Walls
14636 N. Scottsdale Road, Suite 175
Scottsdale, Arizona 85254
480/998-8700

Civil Engineering:

SKG Enterprises, Inc.
Mr. Mike Brungard
9260 E. Raintree Drive, Suite 140
Scottsdale, Arizona 85260
480/998-5600

Landscape Architecture:

Vollmer & Associates, Inc.
Mr. Jim Smith
426 N. 44th Street, Suite 350
Phoenix, Arizona 85008
602/358-7711

Revised:

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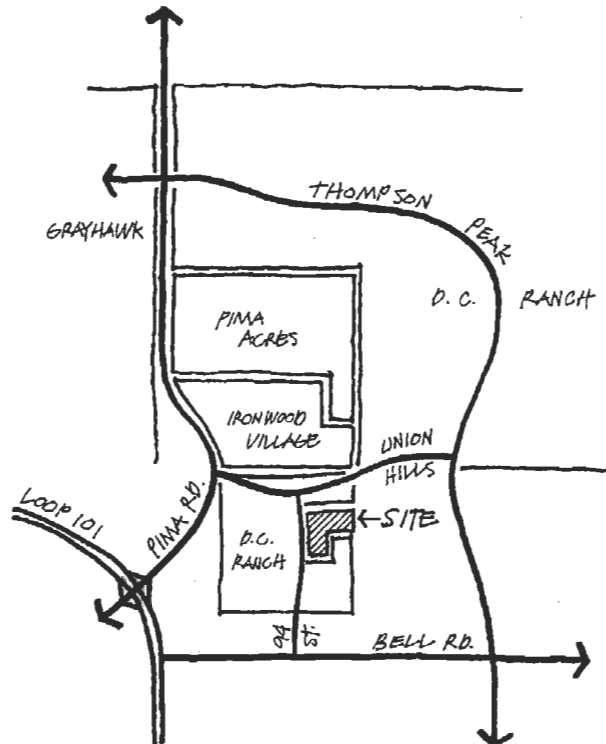
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LOCATION.

The subject property is located approximately one-half mile north of Bell Road on the east side of 94th Street. The property is approximately 25.7 acres in size and could be characterized as an "in-fill" property. The properties that surround this application have all been platted for R1-7 single family homes as a part of the DC Ranch master planned community. This site has been a long-time "out" parcel from the original DC Ranch ownership.

LOCATION MAP.

No Scale.



INTRODUCTION.

The Sera Brisa property is currently undeveloped and surrounded on all edges with some form of planned single family residential neighborhoods. The planning team proposes to develop the property as a 51-lot neighborhood. The project would be developed by local Scottsdale luxury home builder, Monterey Homes Luxury Communities.

REQUEST.

The site was recently rezoned to R1-10 ESL [Single Family Neighborhood]. This application is for:

- Approval of the proposed preliminary plat prepared by SKG Enterprises.
- Approval of site and community architectural elements [walls, fences, signs, common areas, landscape and revegetation program, etc.] prepared by Vollmer & Associates.

SITE CONDITIONS.

Topography. The Sera Brisa site is characterized by gently sloping terrain which falls from the north to the south at approximately 2-5% gradient. The mean elevation of the site is approximately 1630 feet.

ESL Landform. The site lies within the Lower Desert landform of the City's Environmentally Sensitive Lands [ESL] district.

Natural Area Open Space [NAOS]. The project civil engineering consultant, SKG Enterprises, Inc. prepared a thorough slope analysis for the site. The result of the slope analysis [submitted under separate cover] is that a minimum of 21.8 % of the site, or 5.6 acres is required to be set aside as NAOS.

Drainage. Two small wash corridors are present on the site. The washes have been cut off from local flows by a regional storm water management corridor just to the east of the site. Although significant storm water flows have been intercepted by this regional facility, the most significant vegetation is found in close proximity to these washes. Please refer to Preliminary Drainage Report prepared by SKG Enterprises, Inc. At the time of this report, no application to the Army Corp of Engineers has been made regarding 404 permits.

Vegetation. The Sera Brisa property is generally open grass land due to historical livestock grazing that occurred previously in the area. The most significant concentrations of large native trees and cactus are found along the two washes described above.

PROPOSED DEVELOPMENT PLAN.

Scottsdale home builder, Monterey Homes, proposes to develop a small enclave of approximately 51 semi-custom homes on the site. The home sites are approximately 80' wide by 130' deep [10,000 square feet] and have been planned to maximize the relationship of homes to the proposed NAOS areas and washes present on site. Unlike the adjacent City approved subdivisions, the proposed site plan has been planned so that all home sites abut open space. Other site planning criteria includes:

- The homes have been clustered in a manner that preserves the primary natural site features.
- A significant portion of the site [31.5 %] is being proposed as open space. Preservation of the two existing wash corridors and associated vegetation.
- Provision of streetscape setback along 94th Street.
- Orient all lots towards open space and NAOS areas of the site.
- Maximize views toward the McDowell Mountains.
- Provide common area amenity such as a pocket park and trail connections.
- Minimize west facing rear yards to mitigate undesirable solar orientation.

Development Plan Summary Table.

• Existing Zoning.....	R1-10 ESL
• Site Area.....	± 25.7 Acres
• Proposed Units.....	51
• Density [units/acre].....	2.0
• Typical Lot Size [80' x 130'].....	± 10,400 S.F.
• NAOS Required [21.8%].....	± 5.6 Acres
• NAOS Provided [26.1%].....	± 6.7 Acres

OPEN SPACE AMENITIES.

The proposed development plan includes approximately 8.1 acres of total open space within the project [see summary below]. The open space provision equals approximately 31.5 % of the site. The open space components of the project include required NAOS, additional NAOS and non-NAOS areas. However, a majority of the open space is proposed as Natural Area Open Space which includes preservation of the two washes present on the site. In addition, a NAOS setback has been provided along the 94th Street frontage to minimize the appearance of a walled in neighborhood, provide traffic noise mitigation and create a more scenic streetscape. This streetscape setback was not required by the City but provided by the builder for the benefit of this new neighborhood and the surrounding communities. These open space areas will also include storm water storage and conveyance elements as well as a passive recreational area / pocket park.

Open Space Summary Table [Preliminary].

Location	± Acres	% of Site
Required Natural Area Open Space	5.6	21.8 %
Additional Natural Area Open Space	1.1	4.3 %
Non-NAOS Open Space	1.6	9.3 %
Total Open Space Provided	8.3	± 32.2 %

AIRPORT NOISE MITIGATION.

Sera Brisa is located within the AC-1 "Airport Influence Area" which requires disclosure to perspective home buyers. According to the City of Scottsdale, the AC-1 area is NOT a noise sensitive zone requiring sound mitigation. As such, special noise attenuation measures are not required. However, Monterey Homes has committed to include additional noise mitigation features in each home that further attenuates possible aviation noise.

Special noise mitigation construction techniques will be provided by the builder including:

- Larger stud framing [2" X 6" studs] on exterior walls
- Increased exterior wall insulation quality [R-19]
- Increased thickness of dual pane glass windows [3/16" minimum]
- Optional outdoor integrated sound systems and water features

OTHER PLANNING ELEMENTS.

Landscape Concept. The landscape character for project will be predominantly undisturbed natural vegetation included within common area tracts. All plant material used within the neighborhood will conform to the City of Scottsdale ESL ordinance. Conceptual plans addressing community theme components including landscape and community architectural elements such as lighting, neighborhood signs, walls and pocket park elements. See additional information below.

Development Phasing. The project will be constructed in one phase.

Architectural Design Standards. The developer will prepare design guidelines and covenants that will dictate aesthetic development criteria for individual homes and yards within the project. A future homeowner's association will be established to maintain common areas, NAOS areas and enforce the design guidelines.

Project Walls. Per the recently updated ESL ordinance, no perimeter wall is proposed for this project. A common designed wall will be built on individual property lines for each lot. Detailed design of these walls have been provided with this application [See concept landscape plan].

PRELIMINARY ENGINEERING COMPONENTS.

Water, Waste Water & Storm Water Management. SKG Enterprises, Inc. prepared preliminary analysis of the engineering components for this project and has submitted those reports under separate cover.

Street Lighting. Streetlights will only be provided if required by the City's lighting ordinances to provide safety within the proposed project area.

DEVELOPMENT STANDARDS [R1-10 SINGLE-FAMILY].

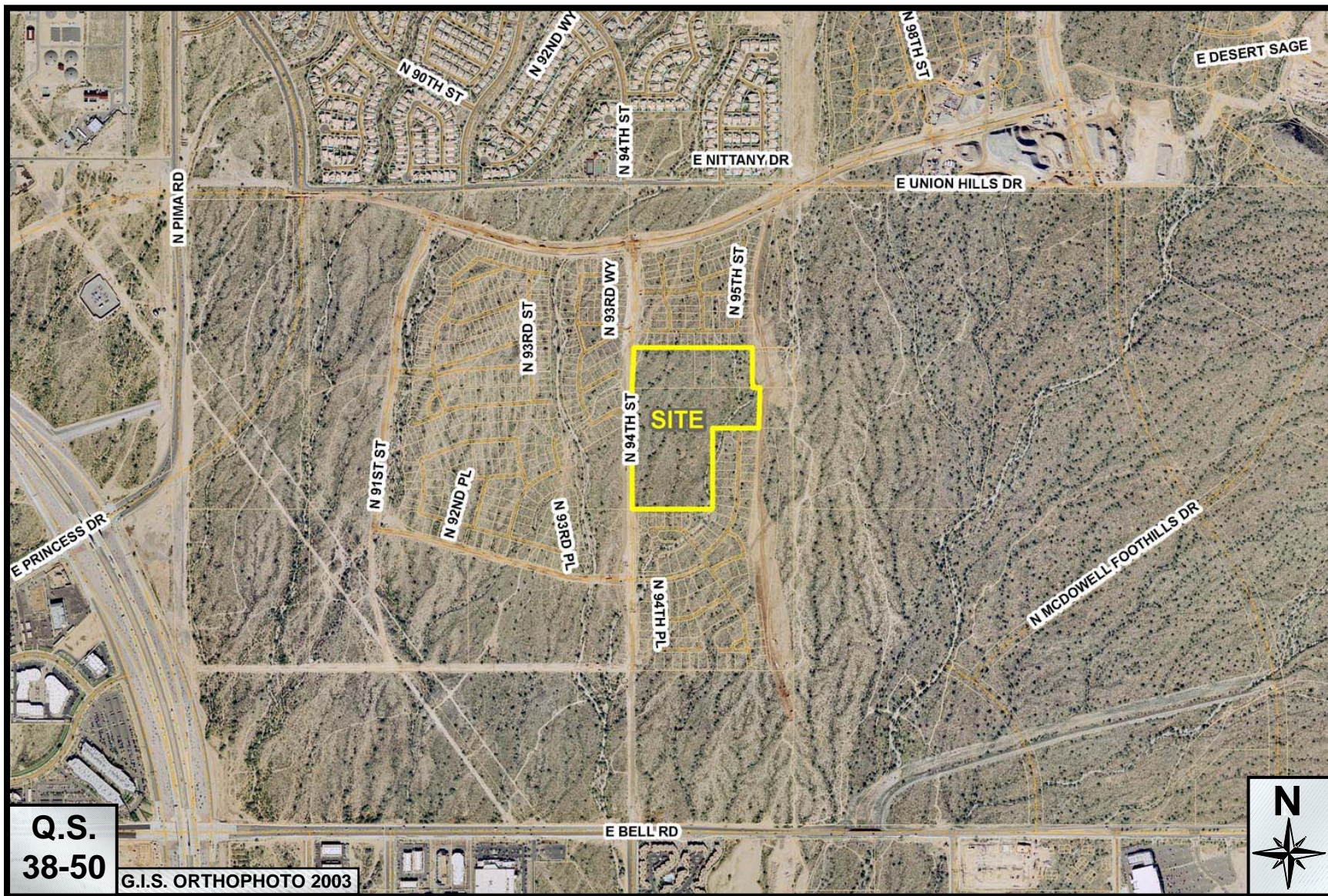
A few minor amendments to the existing development standards were approved by the City Council to provide planning and engineering creativity and flexibility in the site plan for the front and rear yard setbacks. The home builder proposes to modify the side yard requirements with this application to address site specific home product for the Sera Brisa community. The proposed modifications include a reduction of the minimum side yard [from 7-feet to 5-feet] and an increase of the aggregate requirements [from 14-feet to 15-feet]. These changes provide for a more "usable" side yard and wider dimension between homes on adjacent lots. The amendments are summarized below.

Amended Development Standards Summary Table [PREVIOUSLY APPROVED IN FEBRUARY 2005].

Development Standard	Ordinance Requirement	Approved w/ Zoning	Proposed w/ Plat
- Minimum Lot Size [square feet]	10,000 s.f.	NO CHANGE	NO CHANGE
- Lot Width [Minimum]	80'	NO CHANGE	NO CHANGE
- Front Yard Setback [Minimum]	30'	20'	NO CHANGE
- Rear Yard Setback [Minimum]	25'	20'	NO CHANGE
- Side Yard Setback [Minimum / Aggregate]	7' / 14'	NO CHANGE	5' / 15'

NEIGHBORHOOD INVOLVEMENT PROGRAM.

The proposed development plan for Sera Brisa has been previously reviewed by local residents, land owners and adjacent developers during the rezoning process as a part of the required Neighborhood Involvement Program. At the time of this report no significant issues or concerns have been identified as a result of this process.



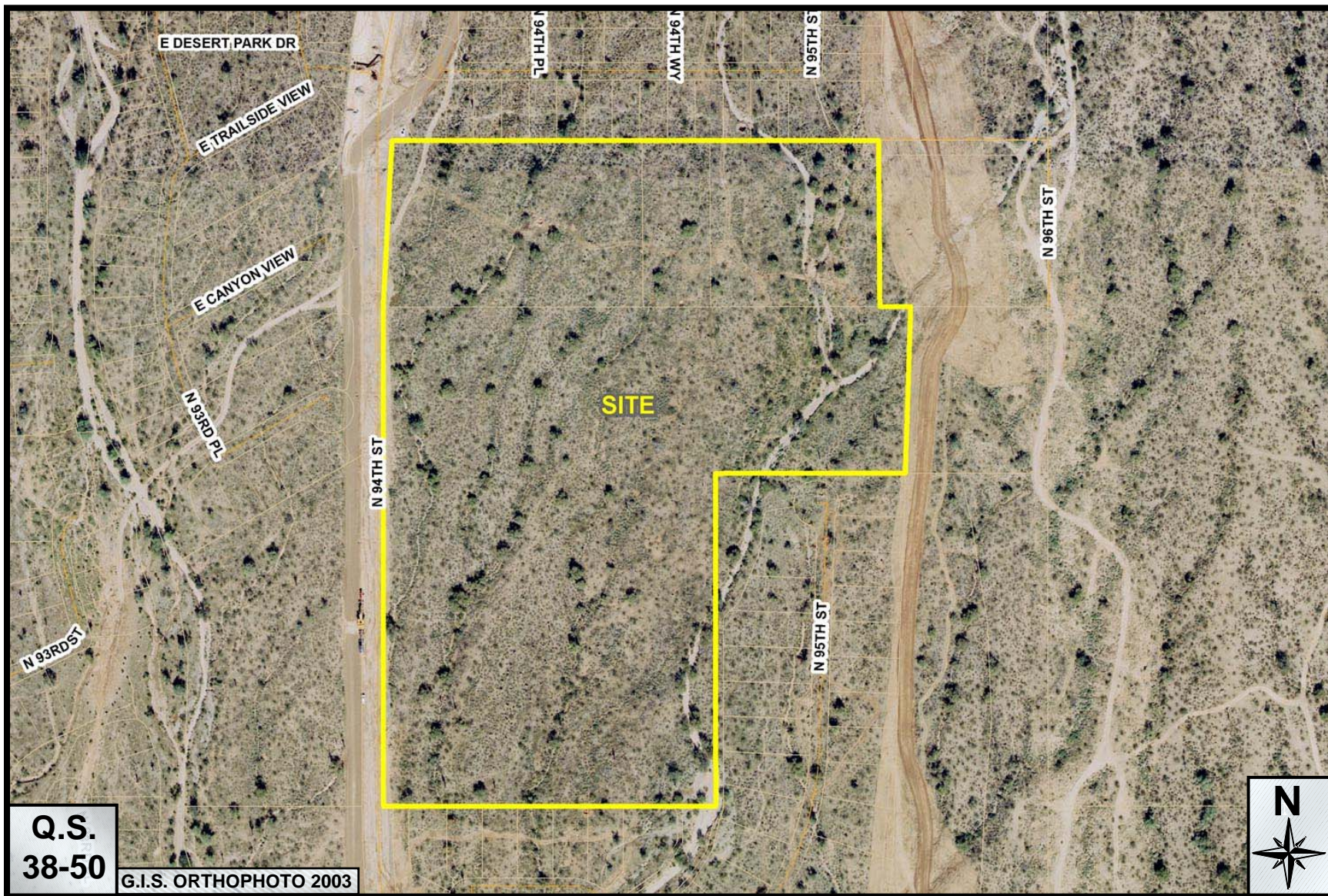
Q.S.
38-50

G.I.S. ORTHOPHOTO 2003

Summers Property

2-PP-2005

ATTACHMENT #2



Summers Property

2-PP-2005

ATTACHMENT #2A

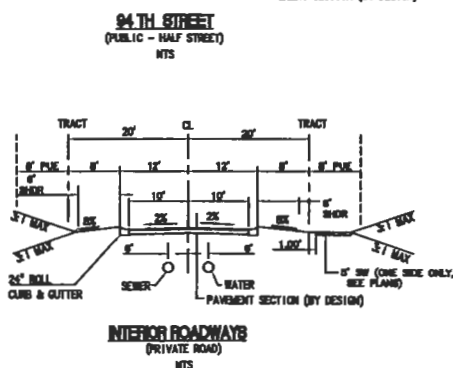
1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED OR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENTS WHICH WOULD IMPIDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENTS. THE CITY OF PHOENIX SHALL BE RESPONSIBLE FOR CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS.
2. CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING.
3. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
4. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 31 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
5. THE MASTER MEMBERS ASSOCIATION OF SERA BRISA HOLDING ALL PROPERTY OWNERS IN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR MAINTAINING ALL COMMON AREAS, PRIVATE STREETS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
6. STRUCTURES AND LANDSCAPING AT THE INTERSECTIONS OF A MAJOR STREET WITH A LOCAL STREET WITHIN A TRIANGLE MEASURING 33' X 18' AROUND THE RIGHT-OF-WAY LINES, SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF THREE FEET.
7. ELECTRICAL LINES TO BE INSTALLED PER ARIZONA CORP. COMMISSION GENERAL ORDER U-48.
8. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
9. A MASTER HYDROLOGY REPORT FOR SERA BRISA HAS BEEN SUBMITTED TO APPROPRIATE DEPARTMENT FOR REVIEW AND APPROVAL.
10. THIS PARCEL'S PLANNED USE IS FOR RESIDENTIAL USE.
11. PROPOSED BROADWAY BE DUAL.
12. LOTS ARE PROPOSED TO BEAR DRAIN RELATIVE TO STORMWATER

1. LAND DESIGNATED AS MOBS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE ENTIRE NATURAL AREA OPEN SPACE (MOBS) WILL BE PERMANENTLY MAINTAINED AS NATURAL OPEN SPACE THROUGH EASEMENT, DONATION, AND DEDICATION TO THE CITY OR OTHER ENTITY. MOBS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
2. NON-HOMOGENEOUS PLANT MATERIALS ARE LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
3. TRUNK IS LIMITED TO ENCLOSED AREAS NOT VISIBLE TO OPPOSITE OR LOWER ELEVATIONS.
4. REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
5. NO PAINT COLORS SHALL NOT EXCEED A RANGE, BOLD AND/OR CONTRAST AS INDICATED IN THE MANUAL. BOLD OR COLOR OF FILE IN THE CITY PLANNING DEPARTMENT. (SAMPLES MAY BE REQUIRED).

GROSS AREA:	1,118,143.85 SF = 25.80 AC
NUMBER OF LOTS:	51
EXISTING ZONING:	R1-35 ESL
PROPOSED ZONING:	R1-10 ESL
ASSESSORS PARCEL #:	217-12-0004, 0006, 0008, 0009
SITE ADDRESS:	NOT AVAILABLE AT THIS TIME
ESL LANDFORM:	LOWER DESERT

TER:	CITY OF SCOTTSDALE
WER:	CITY OF SCOTTSDALE
USE:	CITY OF SCOTTSDALE
CTRG:	ARIZONA PUBLIC SERVICE CO.
EPHONE:	QUEST COMMUNICATIONS
i	SOUTHWEST GAS

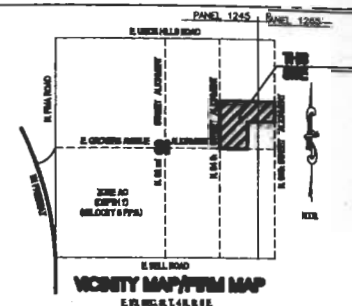
Plan view of the proposed road layout. The layout includes a 24" roll curb and gutter, a 5' trail and access easement, and a public trail easement. Dimensions include 25.00' total width, 14.00' and 11.00' segments, and 15' and 5' vertical offsets. Labels include 'VARIES (SEE PLAN)', 'BC', 'EX PWT', '2%', '5%', 'SARUIT & JACK VARIES SEE PLAN', 'PAVEMENT SECTION (BY DESIGN)', and 'PUBLIC TRAIL EASEMENT'.



COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (Insider Date)	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Dupls)
08013C1245	1245	S	7-18-01	AO	1 FOOT, V=6FPS
	7-18-01				

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (Indicate Date)	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Depth)
04013C1246	1246	F	7-10-01	AO	1 FOOT, V=0.75
	7-10-01				

TYPICAL LOT LAYOUT
MTS



SIG ENTERPRISES, INC.
8280 EAST RAINTREE DRIVE
SUITE 140
SCOTTSDALE, ARIZONA 85280
PH. 480-888-5800
FX. 480-888-5803
CONTACT: MICHAEL BRUNGAARD

MONTEREY HOMES
8813 N. SCOTTSDALE ROAD
SUITE 100
SCOTTSDALE, ARIZONA 85250
PH. 480-880-8700
FX. 480-851-0821
CONTACT: MARK CLOUSE

SURVEY INNOVATION GROUP
8340 EAST RAINTREE DRIVE
SUITE C1A
SCOTTSDALE, ARIZONA 85260
PH) 480-822-0700
CONTACT: JASON SEGNER

TORNOW DESIGN
7810 EAST McDONALD DRIVE
SCOTTSDALE, ARIZONA 85250
PH. 480-807-5080
CONTACT: ROGER TORNOW

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 4 NORTH, RANGE 5 EAST (BEDDEDIC, AS OBSERVED WITH
GPS).
SAID LINE BEARS NORTH 00 DEGREES 00 MINUTES 40 SECONDS WEST.

COVER SHEET	1
PRELIMINARY PLAT	2 & 3

2-PP-2005
REV: 03/25/05

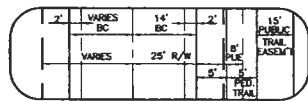
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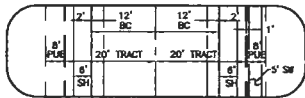
SKG ENTERPRISES, INC.
CONSULTING CIVIL ENGINEERS

**PRELIMINARY PLAT
FOR SERA BRISA
SCOTTSDALE, AZ**

REF	1 - 3
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TYPICAL ROADWAY DIMENSIONS
94TH STREET
(HALF STREET CONST.)

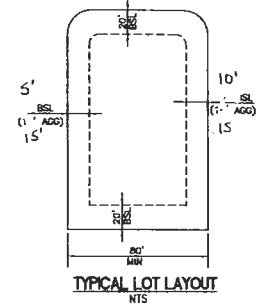
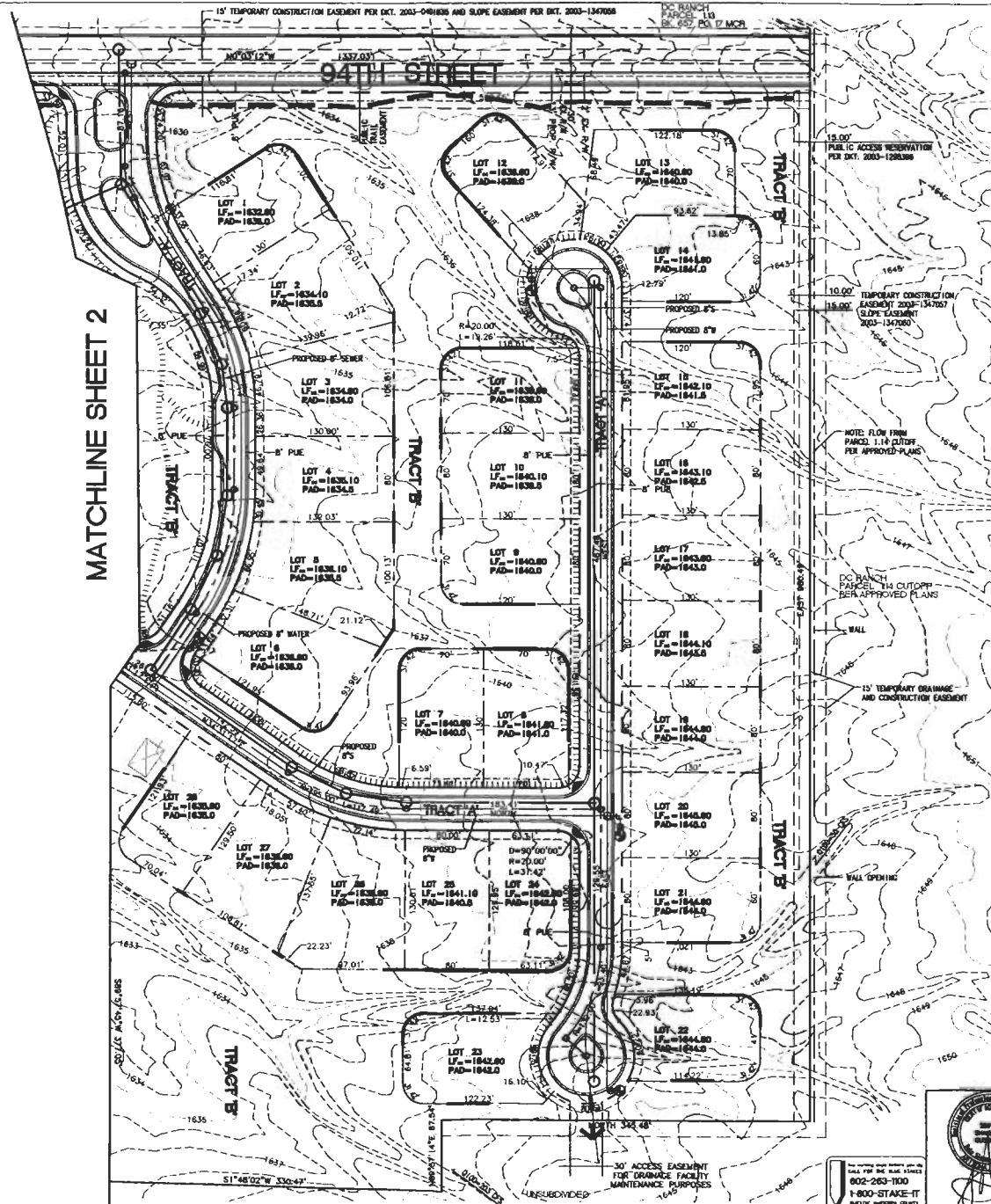


TYPICAL ROADWAY DIMENSIONS INTERIOR STREETS

SERA BRISA









SCOTTSDALE, ARIZONA

MATCHLINE SHEET 2

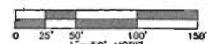


TYPICAL LOT LAYOUT
NTS

LEGEND

-  WATER VALVE
 FIRE HYDRANT
 PROPERTY LINE
 BOUNDARY LINE
 SEWER MANHOLE
 MONUMENT
 TRAIL
 SIDEWALK

NOTE: THE APPLICANT PROPOSES TO ABANDON THE EXISTING ACCESS EASEMENT ON THE BROWN TRACT BOUNDARY, AS A REPLACEMENT TO THIS ACCESS EASEMENT THE APPLICANT PROPOSES TO UTILIZE THE ENTRY ROADWAY TO THE NORTHEASTERN MOST CUL DE SAC AS A REPLACEMENT FOR THE EXISTING EASEMENT. AN ACCESS EASEMENT IS PROPOSED AT THE END OF THE CUL DE SAC TO PROVIDE 247' ACCESS TO CITY ST. IN THE MIDDLE OF THE DRAINAGE FACILITIES EAST OF THE SORA BRISA SUBDIVISION. ACCEPTANCE OF THIS PRELIMINARY PLAN WILL CONSTITUTE APPROVAL OF THE RELOCATED MAINTENANCE ROUTE.



2-PP-2005
REV: 03/25/05

100	100000	100



SKG ENTERPRISES, INC.
CONSULTING CIVIL ENGINEERS

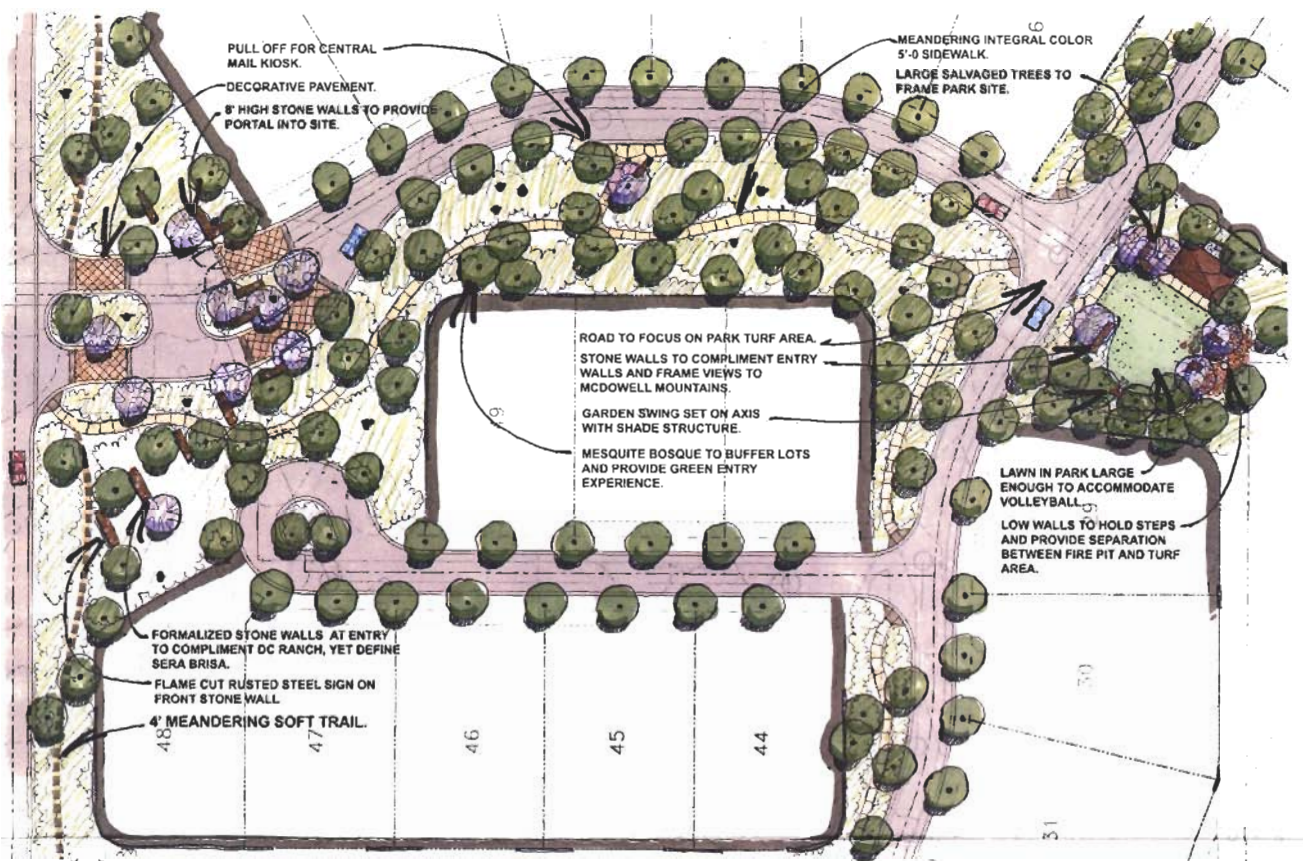
PRELIMINARY PLAT
FOR SERA BRISA
SCOTTSDALE, AZ

JOBY
83-9
SMITH
3 of 3

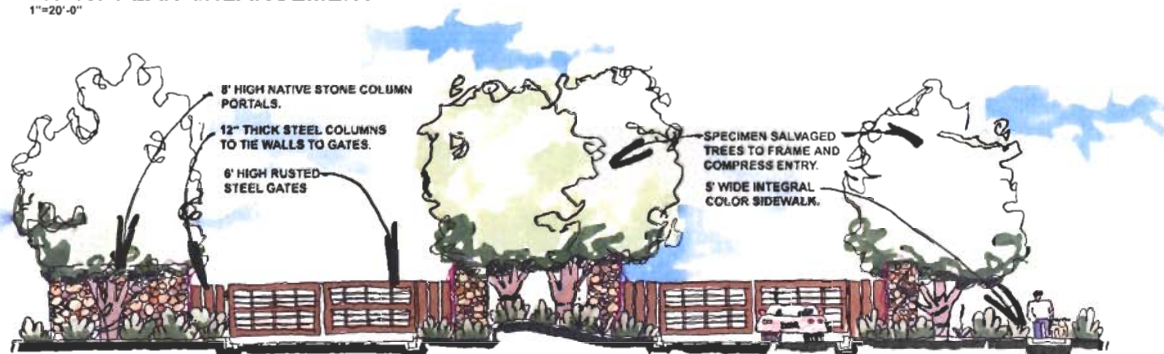
[illegible][illegible][illegible]

Prepared for: **MONTEREY HOMES**
LUXURY COMMUNITIES





ENTRY PLAN ENLARGEMENT
1"=20'-0"



ENTRY GATE ELEVATION

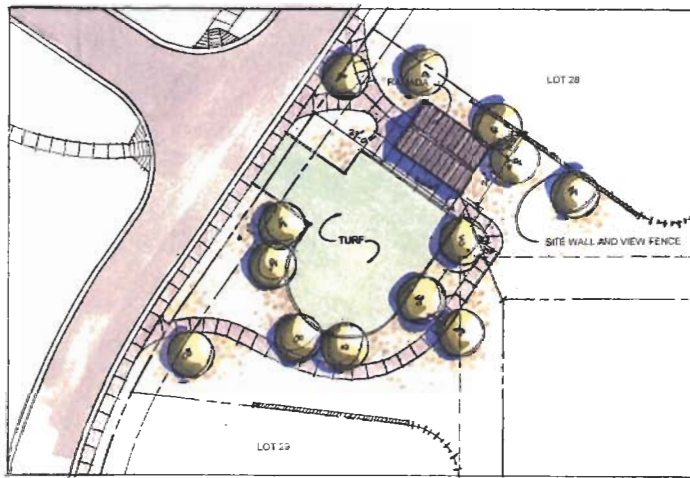
SERA BRISA
MONTEREY HOMES
LUXURY COMMUNITIES
vollmer & ASSOCIATES
2-9-05



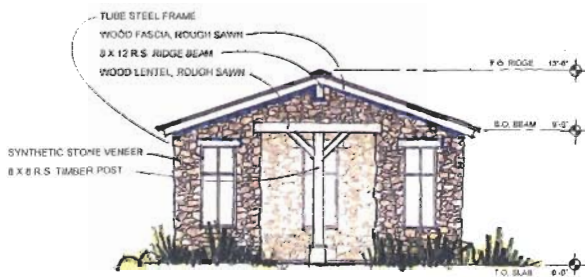
STONE WALL CHARACTER



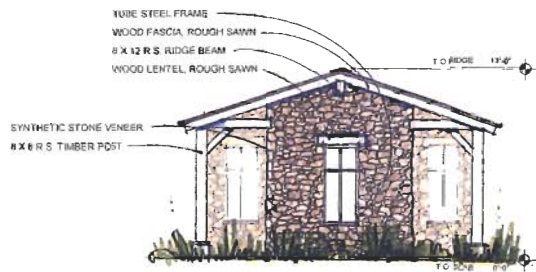
PERIMETER WALL CHARACTER



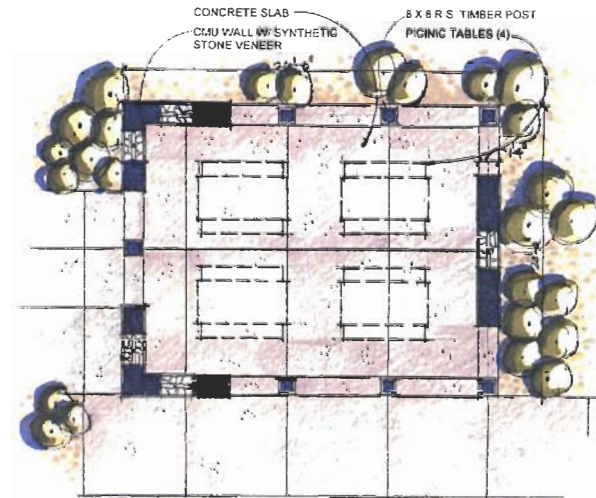
SITE PLAN
SCALE: 1" = 20'-0"



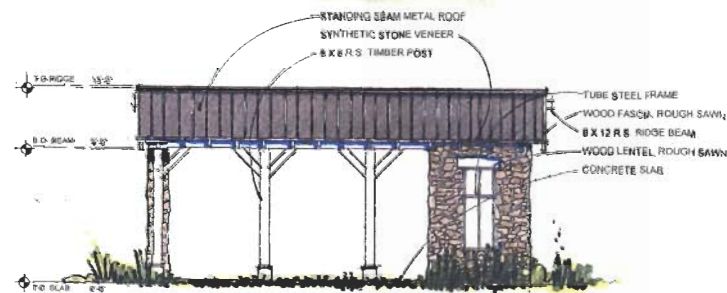
EAST ELEVATION
SCALE: 1/2" = 1'-0"



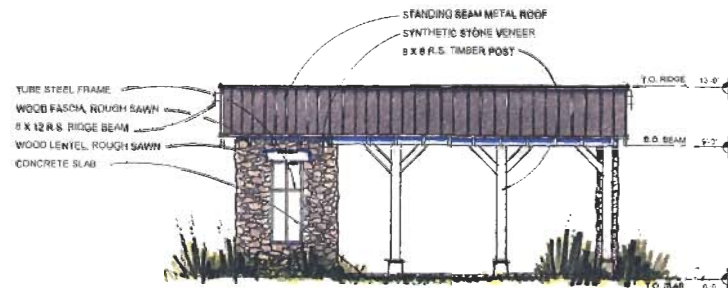
WEST ELEVATION
SCALE: 1/2" = 1'-0"



FLOOR PLAN
SCALE: 1/2" = 1'-0"



NORTH ELEVATION
SCALE: 1/2" = 1'-0"



SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

A1

P.A. 2004

02.08.05

SERA BRISA
PREPARED FOR MONTEREY HOMES
CASE NUM. 729-PA-2004

DAVID W. FLECK
ARCHITECTURE

4306 N. MILLEN RD., SUITE 110
COTTIDALE, ARIZONA 86201
PH: 421.1000, F: 421.1000

2-PP-2005
2/9/2005

Summers Property
SERA BRISA
18001 N 94th Street
Scottsdale, Arizona

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- | | |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"> <input checked="" type="checkbox"/> A. KNOX BOX
 <input type="checkbox"/> B. PADLOCK
 <input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. </p> <p><input type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, <u>8</u>. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>600 AT 20</u> GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input checked="" type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.</p> <p><input checked="" type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____(NSHT)</p> <p style="margin-left: 20px;"> <input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. </p> <p><input type="checkbox"/> 15.</p> |
|--|--|

ATTACHMENT A

Stipulations for Case: 2-PP-2005

Case Name: Sera Brisa

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by SKG Enterprises, Inc, dated 03/25/05 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

Planning Documents

- c. Each lot shall be constructed to comply with the Amended Development Standards submitted by Tornow Design Associates, P.C., dated 02/09/05 by City staff.
- d. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Vollmer & Associates, dated 03/25/05 by City staff.
- e. Cuts and fills, including size, and location shall be installed to be consistent with the Cut and Fill exhibit submitted by SKG Enterprises, Inc., dated 02/09/05 by City staff.
- f. The Conceptual Walls Design by Vollmer & Associates, dated 02/09/05 by City staff.
- g. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by SKG Enterprises, Inc., dated 03/25/05 by City staff.

Engineering Documents

- h. Preliminary Drainage Report for Sera Brisa (aka Summer's property); prepared by SKG Enterprises, dated March 25, 2005.

Relevant Cases

- i. At the time of review, the applicable cases for the subject site were: 14-ZN-2004 and 7-AB-2003.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. Provide the following note on the final plat: This plat lies within close proximity to the Scottsdale Airport (the "Airport"), which is located between Frank Lloyd Wright Boulevard on the north, Pima

Road on the east, Thunderbird Road on the south, and Scottsdale Road on the west. The Airport is a general aviation reliever/commercial service airport for the Scottsdale-North Phoenix area.

5. With submittal of Final Plat, the developer shall provide documentation that notification will be provided to future homebuyers pertaining to the location in the vicinity of the airport. The notification documentation shall be distributed through the supplemental declaration of covenants, conditions, and restrictions, and list the airport under the "hazard or nuisance" section of the Subdivision Report on file with the County Records' office. In addition, the developer shall provide insulation for home construction to help attenuate noise from aircraft.
6. With submittal of Final Plat, the developer shall provide necessary documentation approved by the Scottsdale Municipal Airport demonstrating proper disclosure of the airport and insulation for home construction to help attenuate noise from aircraft will be provided for homes on the property.
7. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
8. The minimum total NAOS to be dedicated for this project shall be 5.7 acres. The minimum total open space (separate from that of NAOS) to be dedicated for this project shall be 2.4 acres. (Per zoning case 14-ZN-2004.)

Street Dedication Requirements

DRB Stipulations

Ordinance

- A. The developer shall provide the following street rights-of-way:

STREET NAME	STREET TYPE	R.O.W. DEDICATION
94 th Street (Public)	DC Ranch Minor Collector street cross section	60 feet (full width); 42 feet existing, 18 feet required (half). Complete the half street as necessary so that there will be 24 feet of street from CL to BC, per DC ranch Minor Collector street cross section
Internal Street (Private)	ESL Local Residential	40' (full width) – per ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street

Easements

DRB Stipulations

9. Trail Easement:

Prior to final plan approval, the developer shall dedicate a minimum 15 foot wide public access easement abutting the 8 foot PUE along 94th street. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans. A minimum five (5) foot wide trail/pedestrian connection along the east side of 94th Street, separated from back-of-curb by a minimum of 5 feet. The trail shall be constructed with compacted/stabilized decomposed granite or other material approved by plan review and permit services staff, and shall connect to the trail on the adjacent developments to the north and south. The trail shall be contained within a minimum 15-foot wide public trail/access easement, which the developer shall dedicate to the City prior to final plan approval.

A minimum five (5) foot wide trail/pedestrian connection between the east and west property lines, in conformance with stipulations from case 7-AB-2003. The trail shall be constructed with compacted/stabilized decomposed granite or other material approved by plan review and permit services staff, and shall connect to the trail along 94th Street. The trail shall be contained within a minimum 15-foot wide public trail/access easement, which the developer shall dedicate to the City prior to final plan approval.

10. Sight Distance Easements

- a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.

11. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on 94th Street except at the approved driveway location.

12. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

B. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

C. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

D. Vista Corridor Easements:

- (1) All vista corridor easements shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

E. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

F. An Natural Area Open Space Easement (NAOS):

A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS

Final Improvement Plan Requirements

PLANNING

Walls, And Fence Design**DRB Stipulations**

13. All walls shall match the architectural color, materials and finish of those shown on exhibits provided by Vollmer & Associates.
14. All walls and fences shall not have an overall maximum height, measured from finished grade on the outside of the enclosure, of eight (8) feet or greater.

Ordinance

- G. All walls, including those of mail kiosk, shall not be painted a color that has an LRV greater than thirty-five (35) percent.
- H. All walls, including those of mail kiosk, shall not be painted a color that exceeds a value of six (6) or a chroma of six (6) as indicated in the Munsell Book of Color on file in the Planning Department.

Natural Area Open Space (NAOS)**DRB Stipulations**

15. Public Access Easement along northern property line reserved as part of abandonment case 7-AB-2003 (docket # 2003-1298396) shall not be counted as NAOS until such time the Easement is released. NAOS calculations on final plat shall not include this area as NAOS until Easement has been released.
16. NAOS shall not be dedicated within 5-feet of any building
17. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
18. NAOS areas dedicated within 5-feet of any wall shall considered revegetated NAOS.

Ordinance

- I. All NAOS areas shall be a minimum of thirty (30) feet in width and 4,000 square feet of contiguous area in size.

Landscape Design**DRB Stipulations**

19. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
20. Salvaged vegetation shall be incorporated into the landscape design.
21. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
22. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

Ordinance

- J. All plants shall be from the City of Scottsdale Indigenous Plants for Environmentally Sensitive Lands plant list.

Exterior Lighting Design**DRB Stipulations**

23. No lighting shall be permitted in dedicated NAOS easements.
24. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and path lighting.

25. Incorporate into the project's design, the following:

Amenity Feature Design

- a. Fixtures shall be a flat black or dark bronze finish.
- b. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

Landscape Lighting

- c. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- d. Fixtures shall be a flat black or dark bronze finish.
- e. Landscaping lighting shall only be utilized to accent plant material.
- f. All landscape lighting directed upward, shall be aimed away from property line.
- g. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- h. The landscape lighting lamp shall be an incandescent or halogen incandescent source.

Path lighting

- i. Path light fixtures shall meet all IESNA requirements for cutoff.
- j. Fixtures shall be a flat black or dark bronze finish.
- k. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

Ordinance

- K. The path light lamps shall not exceed 15 watts.

Additional Planning Items

DRB Stipulations

- 26. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 27. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

ENGINEERING

Drainage And Flood Control

DRB Stipulations

- 28. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
- 29. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
- 30. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical.
- 31. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
- 32. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed

404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.

33. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
34. Provide positive drainage away from walks and curbs along all streets.
35. Riprap shall be indigenous stone.
36. All exposed cut and fill shall be treated with eonite or equivalent.

Ordinance

- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- L. The site qualified for a stormwater storage waiver. It was approved and the City of Scottsdale plan check number 1776-05. There are no stormwater storage in lieu fees, and post developments flowrates shall not exceed pre development flowrates.
- M. Other Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not allowed.
- N. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Roadway, Intersection, And Access Design

DRB Stipulations

37. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS

94 th Street (Public)	DC ranch Minor Collector street cross section	60 feet (full width); 42 feet existing, 18 feet required (half). Complete the half street as necessary so that there will be 24 feet of street improvements from CL to BC, per DC ranch Minor Collector street cross section	Roll	None
Internal Street (Private)	ESL Local Residential	40' (full width) – per ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street	Roll	5 foot sidewalk

38. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual.

39. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

Ordinance

- O. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

Trails And Paths

DRB Stipulations

40. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 5 foot wide public trail within the public trail easement. The trail shall be buffered from parking areas and from vehicles as much as possible.

41. Trail Easement:

Prior to final plan approval, the developer shall dedicate a minimum 15 foot wide public access easement abutting the 8 foot PUE along 94th street. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans. A minimum five (5) foot wide trail/pedestrian connection along the east side of 94th Street, separated from back-of-curb by a minimum of 5 feet. The trail shall be constructed with compacted/stabilized decomposed granite or other material approved by plan review and permit services staff, and shall connect to the trail on the adjacent developments to the north and south. The trail shall be contained within a minimum 15-foot wide public trail/access easement, which the developer shall dedicate to the City prior to final plan approval.

A minimum five (5) foot wide trail/pedestrian connection between the east and west property lines, in conformance with stipulations from case 7-AB-2003. The trail shall be constructed with compacted/stabilized decomposed granite or other material approved by plan review and permit services staff, and shall connect to the trail along 94th Street. The trail shall be contained within a minimum 15-foot wide public trail/access easement, which the developer shall dedicate to the City prior to final plan approval.

42. The developer shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.

43. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

Ordinance

- P. Multi-use Trails on 94th street shall be provided in accordance with the Zoning case 14-ZN-2004, associated case stipulations and Zoning Ordinance requirements.

Refuse**DRB Stipulations**

44. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Ordinance

- Q. Underground vault-type containers are not allowed.
- R. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- S. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

45. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
46. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Clearly identify water sampling station locations as applicable.
47. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
48. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.

49. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Water

Ordinance

- T. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Wastewater

Ordinance

- U. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Bridge/Wash Crossing And Head Wall Design

DRB Stipulations

50. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.
51. Bridges:
- All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
 - Bridge (or other crossings) finish shall be integrally colored to blend with the colors of the surrounding natural desert.

Construction Requirements

As-Builts

DRB Stipulations

52. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
53. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
54. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
55. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

Summary Of Development Standards

02/09/05

Subdivision Name	Sera Brisa
Zoning	R1-10 ESL

	Ordinance Requirements	Maximum Reduction Allowed	Amended Standards	(%) Proposed Reduction
Min. Lot Area	10,000 sq. ft.	25%	10,000 sq. ft.	-
Min. Lot Width				
Standard Lot	80'	25%	80'	-
Flag Lot	N/A	N/A	N/A	N/A
Maximum Building Height	24 feet	-	24 feet	-
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	30'	25%	20' *	33.3% *
Front (to face of garage)	30'	25%	20' *	33.3% *
Front (corner lot, side street)	15'	25%	20' *	-
Front (corner lot, adjacent to key lot, side street)	30'	25%	20' *	33.3% *
Front (double frontage)	30'	25%	20' *	33.3% *
Side Yard				
Minimum	7'	25%	5'	28.5%
Minimum aggregate	14'	25%	15'	-
Rear Yard				
Standard Depth	25'	25%	20' *	20% *
Min. Depth (% of difference which can be occupied)	30 %	-	30%	-
Patio	10'	-	10'	-
Distance Between Buildings (Min)				
Accessory & Main	10'	-	10'	-
Main Buildings/Adjacent Lots	14'	25%	14'	-
Maximum Wall Height				
Front	3'	-	3'	-
Side	8'	-	8'	-
Rear	8'	-	8'	-
Corner side not next to key lot	8'	-	8'	-
Corral fence height (on prop line)	6'	-	6'	-
Development Perimeter Setbacks				
Notes & Exceptions				
See Legislative Draft for approved Development Standards.				